



REVISED AGENDA

HOUSING AND REDEVELOPMENT COMMISSION

Thursday, December 10, 2009

REGULAR MEETING

Council Chambers
Vallejo City Hall
555 Santa Clara Street

7:00 P.M.

AGENDA

COMMISSIONERS

Mike Urick, Chair
Mustafa Abdul-Ghane, Vice Chair
Charles Brown III
Robert Bryant
Richard Burnett
Earnestine Lawson

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda

The Commission may adopt the agenda as presented or may rearrange the order of items. Pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

Recommendation: Approve the agenda.

5. Presentations
6. Approval of Minutes

Requests for disability-related modifications or accommodations, aids, or services may be made by a person with a disability to the Vallejo Housing and Community Development Division office, located at 200 Georgia Street, no less than 72 hours prior to the meeting (as required by Section 202 of the Americans with Disabilities Act of 1990, and the Federal rules and regulations adopted in implementation thereof). The Vallejo Housing and Community Development Division may be contacted as follows: Tel: 707/648-4507, Fax: 707/648-5249, or e-mail: gricca@ci.vallejo.ca.us.

The hearing impaired may call the California Relay Service at (800)735-2922 without a TTY/TDD, or (800)735-2929 with a TTY/TDD.

AFFIDAVIT OF POSTING

I, Michele Lewis-Adamou do hereby certify that I caused to be posted this Meeting Agenda in an area freely accessible to members of the public on Dec 7, 2009.

Michele Lewis-Adamou
Signature

a. Minutes of Regular Meeting of November 5, 2009

Recommendation: Approve the minutes.

7. Communications

a. Letter of Resignation Dated November 8, 2009 from Commissioner Norm Turley

8. Community Concerns

This is an opportunity for residents to discuss items not on the agenda that are within the purview of the Commission. The Commission may not discuss or take actions on these items, but may require that they be placed on a future agenda. If an item is not within the purview of the Commission, the person may be referred to the appropriate party.

9. Public Hearings

a. Housing and Community Development Needs

The City of Vallejo is required by the U. S. Department of Housing and Urban Development (HUD) to prepare a Consolidated Plan. The Consolidated Plan concerns housing and community development needs. The City's next Consolidated Plan will include the period beginning July 1, 2010, and ending June 30, 2015. The City's deadline for submitting the Consolidated Plan to HUD is May 14, 2010.

Before a draft of the Consolidated Plan is prepared, the City is required to hold at least one public meeting to gather information and receive comments on housing and community development needs in Vallejo. This public hearing will also provide an opportunity for residents and other interested parties to comment on how the City's Federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds may be used in Fiscal Year (FY) 2010/2011.

For more information, a staff report is enclosed.

Recommendation: Conduct a public hearing. No action will be taken.

10. Committee Reports

a. Ad Hoc Committee on Commission By-Laws or Rules of Order

Committee Members: Abdul-Ghane, Bryant, and Urick

11. Chair's Report

12. Staff Report

a. Information Bulletin

Enclosed with the agenda is a copy of the most recent National Community Development Association (NCDA) Newsletter.

Recommendation: Informational item only. No action will be taken.

b. Commission Roster

Enclosed with the agenda is a revised roster of the Commission.

Recommendation: Informational item only. No action will be taken.

c. Commission Resolutions

Enclosed with the agenda are Resolution Nos. 09-1, 09-2, and 09-3, adopted by the Commission on November 5, 2009, concerning Family Unification Vouchers, FY 2009/2010 CDBG Program and HOME Program budget amendments, and the FY 2010/2011 Funding Application Process, respectively.

Recommendation: Informational item only. No action will be taken.

d. Housing Authority Resolution

Enclosed with the agenda is Resolution No. 09-006, adopted by the Vallejo Housing Authority Board of Commissioners on November 17, 2009, regarding Family Unification Vouchers.

Recommendation: Informational item only. No action will be taken.

e. City Council Resolutions

Enclosed with the agenda are Resolution Nos. 09-265 N. C., 09-266 N. C., 09-280 N. C., 09-281 N. C., and 09-299 N. C., regarding the following: (1) the FY 2010/2011 Funding Application Process, (2) a Resolution of Intention to amend the FY 2009/2010 CDBG and HOME Program budgets, (3) the appointment of Commissioner Urick as Chair through December 31, 2009, (4) the acceptance

of the resignation of Commissioner Turley from the Commission, and (5) a Resolution amending the FY 2009/2010 CDBG and HOME Program budgets, respectively.

Recommendation: Informational item only. No action will be taken.

f. Buchongo Settlement Agreement Report for Calendar Year 2008

On November 17, 2009, the Vallejo Redevelopment Agency reviewed and accepted the above-referenced report.

Recommendation: Informational item only. No action will be taken.

g. FY 2010/2011 Requests for Proposals

A copy of the FY 2010/2011 CDBG and HOME Program Request for Proposals is enclosed with the agenda.

Recommendation: Informational item only. No action will be taken.

13. New Business

a. Section Eight Management Assessment Program (SEMAP)

SEMAP is designed to measure the performance of the Housing Authority. SEMAP qualifies performance based on fourteen management indicators. The Housing Authority is required to submit a self-certification to HUD annually. The certification is then evaluated and verified by HUD, and by an independent auditor. The final SEMAP score for FY 2008/2009 is 93 percent, which qualifies the Vallejo Housing Authority as a "High Performer."

For more information, a staff report is enclosed.

Recommendation: Informational item only. No action will be taken.

b. Proposed Revisions to Vallejo Housing Authority Administrative Plan Chapters Two, Six, Nine, and Thirteen

The Housing Authority's Administrative Plan contains mandatory HUD regulations, as well as local policy decisions. HUD provides regulatory language giving local jurisdictions the discretion to formulate certain policies, which shall be codified in the Administrative Plan. Any changes to the Plan must be approved by the Housing Authority Board, and provided to HUD. Staff is recommending changes to Chapters Two, Six, Nine, and Thirteen of the

Administrative Plan.

For more information, a staff report is enclosed.

Recommendation: Review the proposed changes to Chapters Two, Six, Nine, and Thirteen of the Administrative Plan, and adopt the Resolution recommending that the Housing Authority Board adopt a Resolution approving the revised chapters.

c. Ad Hoc Committee on Requests for Federal Fiscal Year (FY) 2010/2011 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program Funding

In December 2009, the City issued a Request for Proposals to non-profit housing and social service agencies for the use of the City's CDBG and HOME Program funds in FY 2010/2011, (July 1, 2010 through June 30, 2011). Proposals are due not later than 12:00 p. m. (PST) on Friday, January 8, 2010.

Staff recommends that the schedule for the selection of non-profit agency proposals recommended for funding by the Commission to the City Council include presentations to an Ad Hoc Committee of the Commission, and City staff. Staff further recommends that the proposed schedule commence not earlier than January 11, 2010, and be completed not later than February 5, 2010.

After considering these proposals, the Ad Hoc Committee may recommend selected non-profit agencies to the Commission by or before April 1, 2010.

Recommendation: Establish an Ad Hoc Committee on CDBG and HOME Program Request for Proposals. Determine the members of the Committee who will serve on the Ad Hoc Committee. In accordance with the Brown Act, the Chair will appoint no more than three Commissioners to the Ad Hoc Committee.

d. Election of Chair

On November 5, 2009, the Commission nominated Commissioner Urick to serve as Chair, subject to ratification by the City Council. On November 17, 2009, the City Council appointed Commissioner Urick Chair of the Commission. Pursuant to the Commission's Ordinance, the current Chair's term expires December 31, 2009. Commissioner Urick is eligible to be elected to another term.

The Brown Act expressly prohibits secret ballots.

Recommendation: Elect a member of the Commission to serve as Chair, for the period beginning January 1, 2010, and ending December 31, 2010.

14. Old Business
15. Comments from Commissioners
16. Adjournment